

# Board of Adjustment

## *Agenda*

July 1, 2015  
Mesa City Plaza Building-Room 170  
20 East Main Street

TRENT MONTAGUE – Chair	
MARK FREEMAN – Vice Chair	TONY SIEBERS- <del>excused</del>
WADE SWANSON	KEN REMBOLD

## RESULTS

### 4:30 p.m. STUDY SESSION

- A. Zoning Administrator's Report
  - 1. Update on the new sign code
  - 2. Update on the recent Supreme Court decision regarding signs
- B. Discussion of items listed on the Public Hearing Agenda

### 5:30 p.m. PUBLIC HEARING

- A. MINUTES FROM THE JUNE 3, 2015 MEETING.
- B. CONSENT AGENDA: Items listed with an asterisk (\*), below, will be added to the Consent Agenda. All items on the Consent Agenda will be considered as a group by the Board of Adjustment and will be enacted with one motion. There will be no separate discussion of these items unless a Boardmember or a citizen so requests. If a request is made, the item will be removed from Consent Agenda and considered as a separate item following adoption of the Consent Agenda.
- C. THE FOLLOWING CASES (PUBLIC HEARING):

- \*1. BA15-018 60 North Gilbert Road (District 4) – Requesting: 1) a Substantial Conformance Improvement Permit to allow the redevelopment of a commercial building; and 2) a Special Use Permit to allow a reduction in the minimum number of required parking spaces, both in the GC zoning district.

**Staff Planner: Wahid Alam**

**Staff Recommendation: Continuance to the August 5, 2015 meeting**

**Board Decision: Continued to the August 5, 2015 meeting Vote: (4-0)  
(Excused-Boardmember Siebers)**

- \*2. BA15-021 4418 East University Drive (District 2) – Requesting a Development Incentive Permit to allow the development of a commercial building in the LC zoning district. (PLN2015-00119)

**Staff Planner: Kim Steadman**  
**Staff Recommendation: Tabled**  
**Board Decision: Tabled Vote: (4-0)**  
**(Excused-Boardmember Siebers)**

- \*3. BA15-027 508 South Standage (District 4) – Requesting Variances to: 1) encroach into a required minimum side yard setback; 2) reduce the required minimum interior dimensions of a garage; and 3) reduce the minimum required number of parking spaces, all in the RS-6 zoning district. (PLN2015-00204)

**Staff Planner: Kaelee Wilson**  
**Staff Recommendation: Approval with Conditions**  
**Board Decision: Approved with Conditions Vote: (4-0)**  
**(Excused-Boardmember Siebers)**

- \*4. BA15-028 1335 South Alma School Road (District 3) – Requesting a Special Use Permit to modify a Comprehensive Sign Plan in the LC-PAD zoning district. (PLN2015-00219)

**Staff Planner: Kaelee Wilson**  
**Staff Recommendation: Continuance to the August 5, 2015 meeting**  
**Board Decision: Continued to the August 5, 2015 meeting Vote: (4-0)**  
**(Excused-Boardmember Siebers)**

5. BA15-029 459 South Temple (District 4) – Requesting Variances to: 1) encroach into the required minimum side yard setback; 2) reduce the required minimum dimensions of a carport; and 3) reduce the required minimum number of parking spaces, all in the RS-6 zoning district. (PLN2015-00223)

**Staff Planner: Lisa Davis**  
**Staff Recommendation: Denial**  
**Board Decision: Approved with Conditions Vote: (4-0)**  
**(Excused-Boardmember Siebers)**

6. BA15-030 5014 South Signal Butte Road (District 6) – Requesting a Special Use Permit to modify a Comprehensive Sign Plan associated with the Eastmark Planned Community, located in the PC zoning district. (PLN2015-00227)

**Staff Planner: Lisa Davis**  
**Staff Recommendation: Approval with Conditions**  
**Board Decision: Approved with Conditions Vote: (4-0)**  
**(Excused-Boardmember Siebers)**

OTHER BUSINESS:

E. ITEMS FROM CITIZENS PRESENT.